



FREDERICK

PLANNING

November 17, 2022

Lori Bonheyo, Vice-President
Maryland Deaf Community Center
P.O. Box 4131
Frederick, MD 21705

Re: 22-975ZD, Zoning Determination, 720 N. East Street

Dear Ms. Bonheyo:

In response to your letter dated October 14, 2022, Staff has prepared the following information:

The subject property, 720 N. East Street (the "Property"), is zoned General Commercial (GC). Per Section 401, Table 401-1 of the Land Management Code (LMC), the purpose of this district is to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets. The Property is not within any overlay district.

The City of Frederick's Land Management Code (LMC) will govern the redevelopment of this Property. In addition, the City Code contains the requirements for the Adequate Public Facilities Ordinance, which will apply to the Property.

The proposed use, a recreational multi-purpose room with a full-court gym without bleachers, gathering space, banquet space, and event space associated with the deaf community center most closely resembles a "recreation, social service center", which is permitted in the GC district.

The bulk requirements for the GC district can be found at [Sec. 405 - DIMENSIONAL AND DENSITY REGULATIONS | Land Management Code | Frederick, MD | Municode Library](#) . The maximum height is 90 feet, and the setbacks are 15 feet for the front, 0 feet on each side, and 10 feet for the rear. The maximum impervious surface ratio is .9, or 90%. The property line abutting N. East Street is considered the front, the southern property line is considered a side, and the rear is the property line that abuts residential lots 307 through 313. The northern line would be either a side or front, depending on whether the asphalt drive is a legal access easement. According to the plat associated with the Property, there is no legal access easement.

Parking requirements for recreation, social service center, is 1.5 spaces per 1000 square feet (sf), the maximum allowed is 10 spaces per 1000sf, and 1 bicycle space per 20 parking spaces is required. Parking information can be found at [Sec. 607 - PARKING AND LOADING STANDARDS | Land Management Code | Frederick, MD | Municode Library](#).

Access, stormwater, and fire regulations are all functions of the Engineering Department. A pre-application meeting is required for major site plans. The applicant is required to submit a sketch plan that will be reviewed by City departments to discuss requirements and any issues that may exist with the design of the project. The submittal guidelines and applications can be found at [Submittal Procedures & Guidelines | The City of Frederick, MD - Official Website \(cityoffrederickmd.gov\)](#)

The checklist for a major site plan can be found at [Petition \(cityoffrederickmd.gov\)](#), and the submittal process can be found at [Submittal Procedures & Guidelines | The City of Frederick, MD - Official Website \(cityoffrederickmd.gov\)](#).

If you have any further questions, please don't hesitate to contact me at (301) 600-4588 or skelly@cityoffrederickmd.gov.

The purpose of the service provided by the Zoning Administrator regarding determinations/interpretations is to identify the zoning of a particular property, to verify that a use is permitted or permissible in a specific Zoning District and to clarify and interpret the Land Management Code. Any questions regarding specific regulations and requirements for a site or sites' compliance with the Land Management Code not addressed in this letter shall not be the responsibility of the Zoning Administrator. It is the responsibility of the applicant, property owner and/or property purchaser to review the project site plan and the Land Management Code for compliance.

This determination applies solely to the referenced property and is not binding upon the City, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. Please be advised that any person aggrieved, or any officer, department or agency of The City of Frederick affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement

of the provisions of the Land Management Code may appeal said decision within thirty days to the Zoning Board of Appeals.

Sincerely,



Sherry Kelly, AICP
City Planner

In Concurrence,



Joseph A. Adkins, AICP
Deputy Director for Planning/Zoning
Administrator

cc: Gabrielle Collard, Division Manager of Current Planning

October 14, 2022

City of Frederick Planning Department
140 W. Patrick Street
Frederick, MD 21701

Re: Zoning Determination Request for 720 N East St, Frederick, MD 21705, Zoned GC

To Whom this May Concern:

Maryland Deaf Community Center (MDCC), has purchased the property with the address of 720 N East St, Frederick, MD. They have already closed on the property and is currently the rightful owner. The intention is to re-develop the less than 2 acres property which will include demolishing the existing buildings onsite and construct a new, single 8,500 +/- SF building that will mainly consist of a recreational multi-purpose room that can be used as a full court-athletic gym (without bleachers), gathering space, banquet style space and any other similar purposes as a result of events organized by the organization mainly for meetings and fundraising. It is also anticipated a smaller portion of the building will feature a small café styled kitchenette space large enough for catering and concession with sitting area, but no stove is desired. Other smaller portions will be for administrative offices, lobby area, restrooms, and storage rooms. See attached pictures below for examples of what we hope to accomplish. Because of the multi-purpose use, the hours of building use will greatly vary. It is also anticipated the site will utilize the existing site access points with some modifications.

We respectfully request your determination and confirmation of the following understandings. With this project being a re-development at this size, a few clarifications are also being requested. Please list any other acknowledgements and/or requirements in your response as you see fit.

1. Current zoning is General Commercial, GC
 - a. City of Frederick's Land Management Code (LMC) requirements will govern this re-development
 - b. Above-described purpose is closely described as the "Recreation, Social Service Center" building use and is one of permitted uses for the zoning district
 - c. No overlay districts and regulations apply
 - d. Height and setback requirements
 - e. Due to the irregular shape of the property, clarify front, side, and rear setbacks including where the site abuts a residential district.
2. Type of Site Plan Checklist Required for permitting

3. Clarifications of any improvements that would be required of the existing access points especially with one coming off an existing parking lot to the south.
4. Clarifications of parking regulations for occasional quarterly to yearly events (tournaments, banquets, gatherings) vs daily business use
 - a. If we successfully gain permissions from the neighboring commercial sites to the north and/or south, can their spaces be utilized as shared spaces?
5. Clarifications of stormwater management requirements due the anticipated less than 1 acre of added imperviousness
6. Clarifications of fire department requirements due to the varying use of the building

Thank you in advance for your consideration and please let me know if you need any additional information from me to process this request.

Sincerely,



Maryland Deaf Community Center

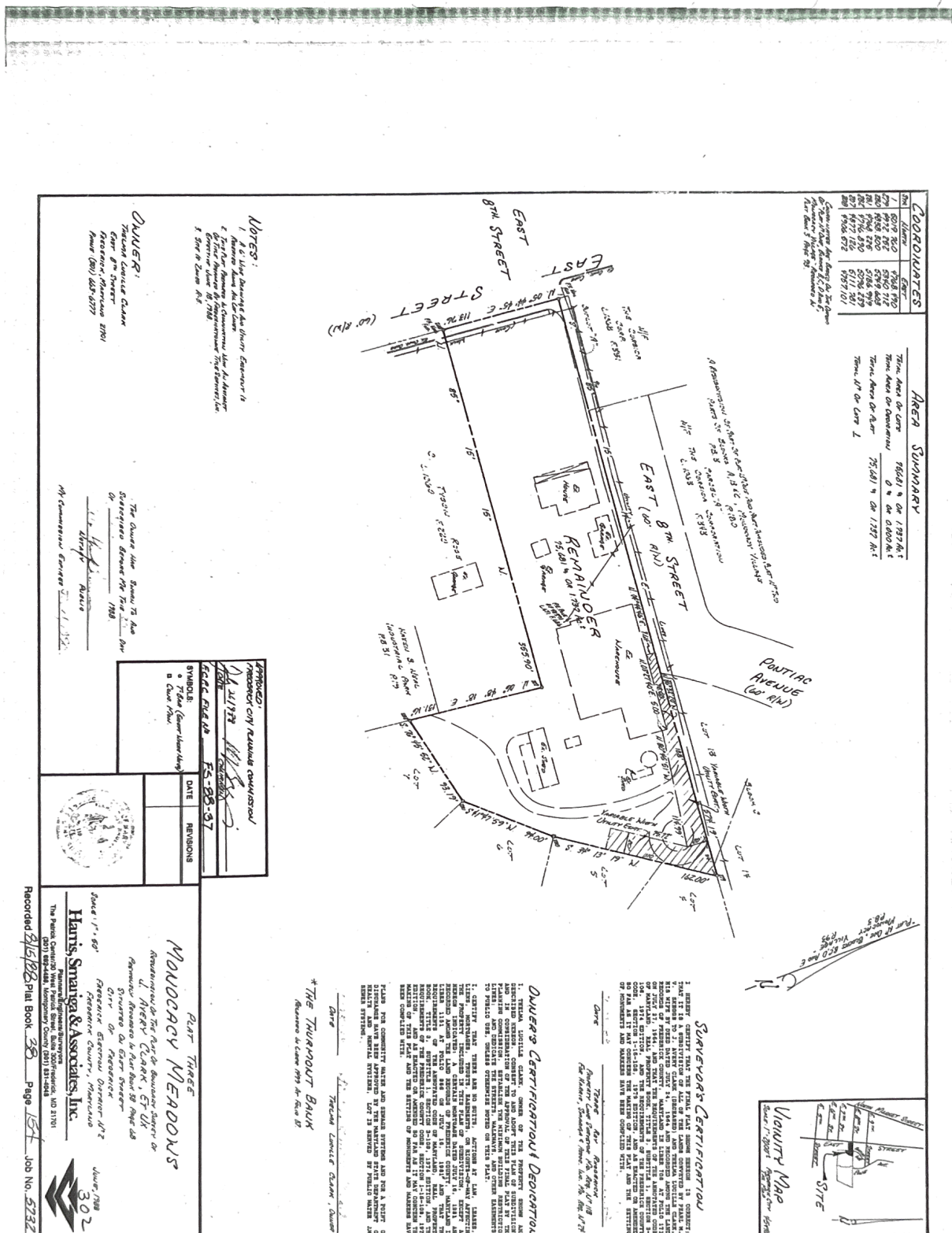
Lori Bonheyo, Vice-President
Maryland Deaf Community Center
PO Box #4131
Frederick, Maryland 21705

Cc *Zavo Architecture+Design*

Kimley-Horn and Associates

Atch: Existing Plat and Sample Photos

PLAT 302



Attachment B: Sample Photos

